Case 9:14-bk-10379-PC Doc 178 Filed 12/30/14 Entered 12/30/14 13:53:18 Desc Main Document Page 1 of 8

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address	FOR COURT USE ONLY
Peter Susi	
Hollister & Brace	
1126 Santa Barbara Street	
Santa Barbara, CA 93101	
(805) 963-6711	
(805) 965-0329	
62957	
psusi@hbsb.com	
Individual appearing without attorney X Attorney for: Debtors and Debtors-in-Possession	
	ANIZBURTOV COURT
CENTRAL DISTRICT OF CALIFORNIA	ANKRUPTCY COURT 4 - NORTHERN
In re: ROBERT LEE RAINS and BETTY SUE	CASE NO.: 9:14-bk-10379-PC
RAINS,	CHAPTER: 11
	NOTICE OF SALE OF ESTATE PROPERTY
Debtor(s).	
O.L. D	Time: 10,00 a.m.
Sale Date: January 21, 2015	Time: 10:00 a.m.
Location: 1415 State Street, Courtroom 201,	, Santa Barbara, CA 93101
Type of Sale: X Public Private Last date t	to file objections: January 7, 2015
Description of property to be sold: Ranch located at	12147 Old Walnut Road, Ojai,
California, which includes approximately	20.5 acres of fields and pastures, a
6,200 square foot house, a 700 square foo	t guest house, a 7 stall barn, a 12
stall "mare motel," and a 3 stall miniatu	re horse barn, in addition to a 1,500
square foot machinery building and barn o	ffice with tack room.
Terms and conditions of sale: \$4,950,000, all ca	sh at closing. Other terms and
conditions are set forth in the Motion an	d exhibits attached thereto.
Proposed sale price: 4,950,000)

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Page 1

Overbid procedure (if any): Please see attached.		
	·	
If property is t	o be sold free and clear of liens or other interests, list date, time and location of hearing:	
	N/A	
Contact perso	n for potential bidders (include name, address, telephone, fax and/or email address):	
	Peter Susi	
	Hollister & Brace	
	1126 Santa Barbara Street	
•.	Santa Barbara, CA 93101	
	Ph: (805) 963-6711	
	Fax: (805) 965-0329	
	Email: psusi@hbsb.com	
	India. podoressos, our	

Date: 12/30/14

OVERBID PROCEDURES

- 1. Any party wishing to overbid shall deposit a Cashier's Check in the amount of \$100,000 with Debtors' counsel, Peter Susi, payable to Robert Lee Rains and Betty Sue Rains, Debtors-in-Possession, at least 48 hours prior to the scheduled hearing on the Motion.
- 2. The sale shall be for all cash and on the same terms as the proposed sale to the Buyer as reflected in Exhibit "B" to the Motion.
- 3. First minimum overbid shall be \$5,050,000 or as otherwise may be fixed by the court at the hearing, with subsequent overbid intervals as fixed by the court. Successful overbidders shall open escrow within 3 business days following the hearing. The overbidder's \$100,000 deposit shall be forfeited if the overbidder fails to open escrow, or close the purchase in a timely manner, through no fault of the Debtors.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

1126 Santa Barbara Street Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled (specify): NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below: 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) December 30, 2014, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below: Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On (date) December 30, 2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) December 30, 2014, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. Via Personal Delivery The Honorable Peter Carroll U.S. Bankruptcy Court 1415 State Street Santa Barbara, CA 93101 П Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foredoing is true December 30, 2014 Tina Vanderhook Date Printed Name

Robert Lee and Betty Sue Rains Chapter 11 Case No.: 9:14-bk-10379

SERVICE LIST

SERVED ELECTRONICALLY

William C Beall will@beallandburkhardt.com. carissa@beallandburkhardt.com Greg P Campbell ecfcacb@piteduncan.com, gc@ecf.inforuptcy.com Brian D Fittipaldi brian.fittipaldi@usdoj.gov Jonathan Gura jgura@hbsb.com, tina@hbsb.com Yvonne Ramirez-Browning BANKRUPTCYCLS@wellsfargo.com, BANKRUPTCYCLS@wellsfargo.com Vincent Renda vr@rendalawoffices.com, ld@rendalawoffices.com Joseph M Sholder sholder@g-tlaw.com Ramesh Singh claims@recoverycorp.com Diane F Suchter ojailaw@verizon.net Peter Susi psusi@hbsb.com, tina@hbsb.com United States Trustee (ND) ustpregion16.nd.ecf@usdoj.gov Gilbert R Yabes chllecf@piteduncan.com;

GRY@ecf.inforuptcy.com

SERVED BY U.S. MAIL

Debtors

Robert Lee Rains and Betty Sue Rains 12147 Old Walnut Road Ojai, CA 93023

Creditors

Advanta Bank Corporation Resurgent Capital Services PO Box 10368

Advanta-Carson Smithfield PO Box 9216 Old Bethpage, NY 11804

American Express Bank, FSB c/o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701

American Express Centurion Bank c/o Becket and Lee LLP POB 3001 Malvern, PA 19355-0701

AMEX Box 0001 Los Angeles, CA 90096-8000

Bank of America PO Box 15220 Wilmington, DE 19886-5220

Bank of America PO Box 15019 Wilmington, DE 19886-5019

Bank of America, N.A. NC-4-105-02-99 PO Box 26012 Greensboro, NC 27420-6012

Chase Mortgage PO Box 78420 Phoenix, AZ 85062-8420

Chase-Nationwide Credit PO Box 26314 Lehigh Valley, PA 18002-6314

Chase-NCB Management PO Box 1099 Langhorne, PA 19047

CITI Processing Center Des Moines, IA 50363-0005

Citizens Auto PO Box 42113 Providence, RI 02940-2113

Citizens Auto Finance 443 Jefferson Blvd. RJW135 Warwick, RI 02886

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DB Servicing Corporation
PO Box 3025
New Albany, OH 43054-3025

Discover-Van Ru Credit PO Box 1612 Des Plaines, IL 60017

Farmers-Credit Collections PO Box 55156 Boston, MA 02205-5156

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Parrish & Yarnell Law Firm 3431 Pine Ridge Road Suite 101 Naples, FL 34109

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Dawn Silver 2289 Hermitage Road Ojai, CA 93023

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Wells PO Box 54349 Los Angeles, CA 90054-0349

Wells PO Box 30086 Los Angeles, CA 90030-0086

Wells Balance + PO Box 30086 Los Angeles, CA 90030-0086

Wells-Credit Line PO Box 54780 Los Angeles, CA 90054-0780

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